



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
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"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
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February 04, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**APPROVE ACQUISITION OF THE GLORIA MOLINA PARA LOS NINOS
CHILD DEVELOPMENT CENTER SITE IN UNINCORPORATED EAST LOS ANGELES
FROM THE COMMUNITY DEVELOPMENT COMMISSION TO THE COUNTY OF LOS ANGELES
(FIRST DISTRICT)
(3 VOTES)**

SUBJECT

Assignment of the lease along with the acquisition of the Gloria Molina Para Los Ninos Child Development Center (Center) site from the Community Development Commission (Commission) to the County of Los Angeles (County). The site is located at 4824 Civic Center Way in unincorporated East Los Angeles (Property).

IT IS RECOMMENDED THAT THE BOARD:

1. Find the acquisition of real property by the County and assignment of a lease to the County to be exempt from the Environmental Quality Act because the actions consist of a minor alteration of an existing public facility and land.
2. Find that the acquisition of the Property currently owned by the Community Development Commission is required for County use because its current tenant, Para Los Ninos, serves the County by providing early childhood education programs to the unincorporated East Los Angeles community.
3. Authorize the Chief Executive Officer and/or his designee to accept the Quitclaim Deed, execute the Assignment of Lease, and execute any other documents necessary to complete the acquisition of real property, and deposit \$284,000, the remaining balance of Commission's project fund into a trust fund, which will be used for the Center's long term maintenance and repair.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to acquire the Center from the Commission and the assignment of lease and remaining project funds to the County so that the County can own, maintain, and manage this property over the long term as a child development center with Para Los Ninos as the tenant.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan Goal of Operational Effectiveness (Goal 1) directs that we maximize the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. In this case, the acquisition of the Commission property by the County will provide efficient public services through the child care support services the Center will provide in the unincorporated East Los Angeles Community.

FISCAL IMPACT/FINANCING

On June 20, 2005, the Commission received \$2,100,000 in First District Capital Project net County cost funds to assist with the planning and design activities for the child care center at the southeast corner of Mednik and Civic Center Way.

On February 13, 2007, \$1,950,000 was transferred from the Mayberry Park Senior Center to this same project for construction costs. On May 1, 2007, the Board approved an additional \$400,000 from Project and Facilities Development budget for the same purpose.

Construction was completed in October 2008, and \$284,000 in surplus funds remains in this project. These surplus funds will be transferred back to the County to assist with long term operating repairs and maintenance. The Internal Services Department has performed a physical inspection of the property and found the property to be in good condition and has estimated annual inspections and minor maintenance costs to be approximately \$8,000 per annum, at this time.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Center is located at 4824 Civic Center Way in unincorporated East Los Angeles. Included as an element of the Master Plan for the East Los Angeles Civic Center, construction of the Center was completed in October 2008. The Center is comprised of a 6,200 square foot building with 4 parking spaces on site, and 14 off-site parking spaces located on County-owned property just north of 4824 Civic Center Way. The site is currently being leased to Para Los Ninos, a nonprofit organization that provides child care support services, under a 15-year lease that can be renewed in the year 2024, for an additional five-year term. Rent under the lease is \$1 per year. This facility can provide child care support services for up to 88 children.

The Commission will return the remaining funds of \$284,000, to assist with long-term operating repairs and maintenance. The County may also designate additional funding sources to assist for long-term operating repairs and maintenance, if needed.

California Government Code Section 25353 authorizes the Board to acquire real property necessary for use by the County for public purposes. Upon Board approval, the Executive Director and the Chief Executive Officer (CEO) will execute the Assignment of Lease and the Executive Director will present the executed Quitclaim Deed to the County's CEO for acceptance of the deed prior to

recording. Section 2.08.168 of the County Code allows the CEO to accept and consent to the recording of any deed conveying an interest upon real property to the County. The Chief Executive Office, Real Estate Division will handle the acceptance of the Quitclaim Deed by the Director of Real Estate, who is authorized to accept the deed on behalf of the CEO pursuant to Section 2.08.167 of the County Code.

ENVIRONMENTAL DOCUMENTATION

This property acquisition is categorically excluded from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.35 (a)(5) because it involves acquisition of property that will not have a physical impact on, or result in any physical changes to the environment. The acquisition is exempt from the California Environmental Quality Act because the acquisition of the property and assignment of lease is considered a minor alteration to a facility and land, and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The acquisition of the Center and funds from the Commission to the County will allow the County to own, maintain, and manage this community asset coordinated with the management of the surrounding County-owned East Los Angeles Civic Center over the long term.

CONCLUSION

It is requested that the Executive Office, Board of Supervisors return two certified copies of the Minute Order and the adopted, stamped Board letter to the CEO, Real Estate Division, 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR
CMM:RH:ls

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller
Community Development Commission
Internal Services